

Brookline Preservation Commission

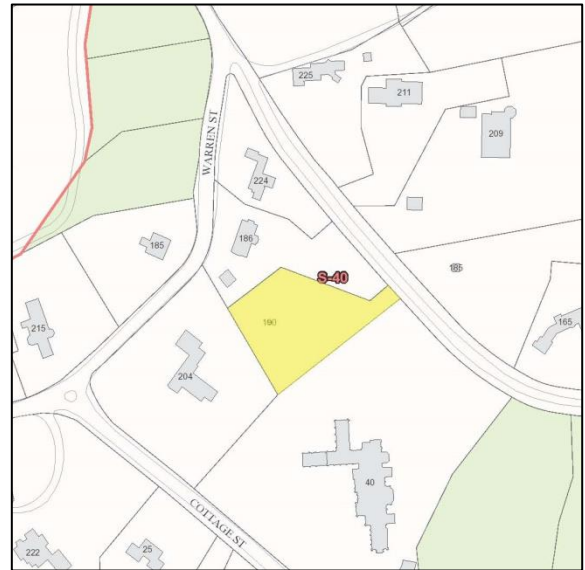
Demolition Application Report

Address: 190 Warren Street

Applicant: David and Christine Ament

Building Type: House (former barn)

National Register Listing (if Applicable): Green Hill National Register Historic District



Historical/Architectural Significance:

190 Warren Street was originally constructed as a barn for one of the large estates that made up this area of Brookline in the 19th century. Previous accounts believe that it was constructed by William Dwight, a broker and industrialist, who purchased the property from Thomas Perkins in 1851, and the family eventually sold it to Ignatius Sargent in 1873 for \$60,000. When Sargent purchased the estate there was an outbuilding in the location as shown on the 1874 atlas, with access directly to the former Dwight estate, however the shape is slightly different to the current shape, first seen as brick on the 1893 atlas. Unfortunately the Dwight estate house was demolished between 1900 and 1907, and there is no way to tell if the buildings reflected similar architectural characteristics.

The structure remained in use as an outbuilding on the Sargent property until the estate, known as Holm Lea, began to be subdivided in 1927 after the death of Charles Sprague Sargent, Ignatius Sargent's son. A lot was created in 1928 and sold to Julia Shepley which included the barn and the house at 196 Warren Street. The Shepley family had been residing in the house at 196 since 1905 after being provided lodging by Mr. Sargent. The lot remained intact and in the ownership of the Shepley family until Ms. Shepley's death in 1965. A 1979 letter by Ms. Shepley's daughter Julia to the former Brookline Historical Commission, mentions that her family's next door neighbor was the former Sargent cow barn, and it is possible she was referring to 190 Warren Street. In 1966, after Ms. Shepley's death, the lot was sold to William Boardman, who subdivided the lot and converted the barn into a single family dwelling. As part of the conversion, the interior was altered to purpose the new use, and new windows and doors were added. Additionally, a two story left side entry wing was added. The Boardman family quickly sold 186 Warren Street, however, continued to own 190 Warren Street until around 2004/2005.

In 2003, the Brookline Preservation Commission received an application for the full demolition of 190 Warren Street, and the structure was deemed historically significant and a stay of demolition was imposed. It appears the property was then sold around 2005 to the owner of next door at 186 Warren Street, who opted to renovate the structure instead, and

removed the 1966 side addition. Additionally a center gable in the rear was added to mimic the front after the removal of a two story rear glass addition, and there were changes to the fenestration. Notable features on the brick structure were retained and still evident today including the quoins, large round arched entrance and decorative window surround. Additional existing contributing architectural features include the pedimented front gable, deep eaves and brackets.

The house at 190 Warren Street meets the following criteria for an initial determination of significance:

- b. The building is listed on or is within an area listed on the National or State Registers of Historic Places; is eligible for listing on the National or State Registers of historic places; or is a building for which a preliminary determination of eligibility has been made by the Massachusetts Historical Commission;
- c. The building is associated with one or more significant historic persons or events, or with the broad architectural, cultural, political, economic, or social history of the town or Commonwealth; and
- d. The building is historically or architecturally significant in terms of its period, style, method of construction, or its association with a significant architect or builder, either by itself or as part of a group of buildings.

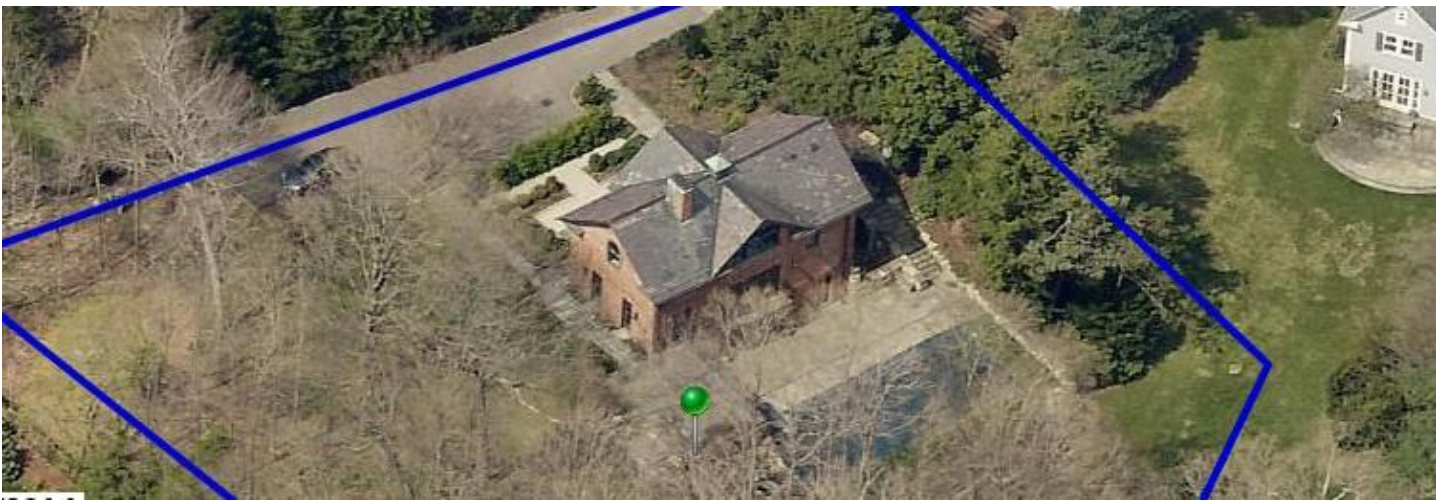
The house at 190 Warren Street retains integrity of location, design, setting, feeling, materials, and workmanship



Aerial view of 190 Warren Street, looking east.



Aerial view of 190 Warren Street, looking north.



Aerial view of 190 Warren Street, looking west.



Aerial view of 190 Warren Street, looking south



Front elevation



Left side elevation



Rear elevation



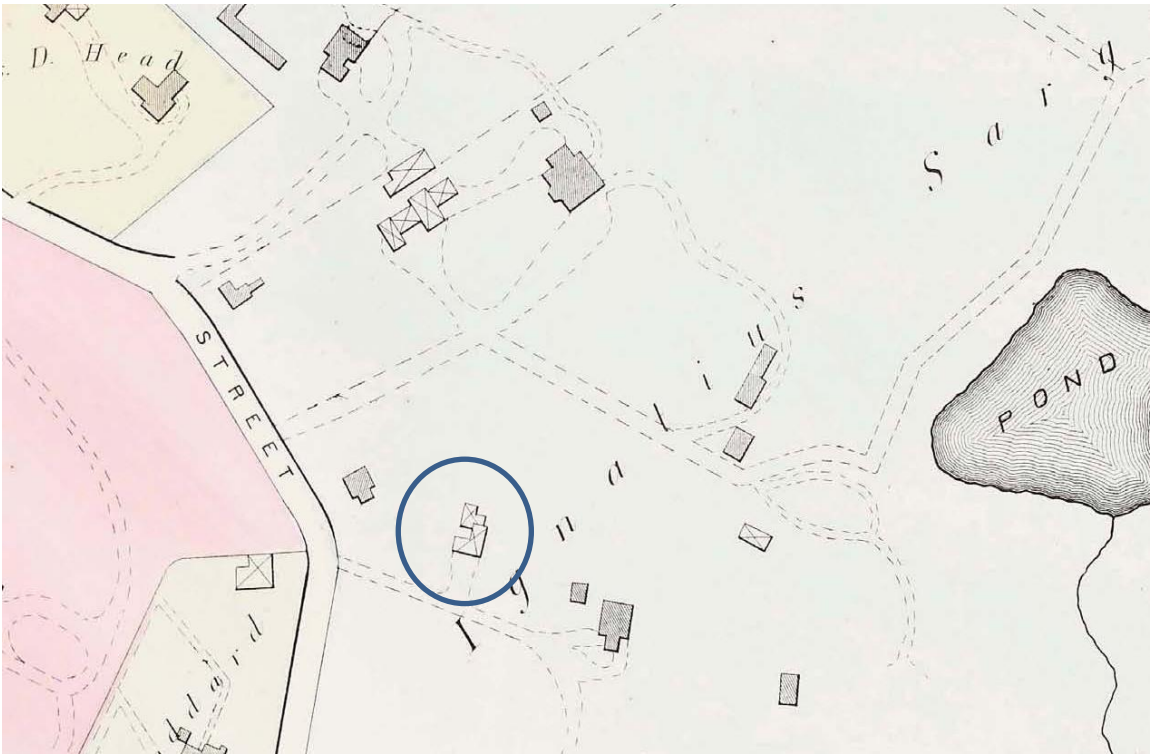
Right side elevation



2003 photographs of the front and rear elevations prior to renovations



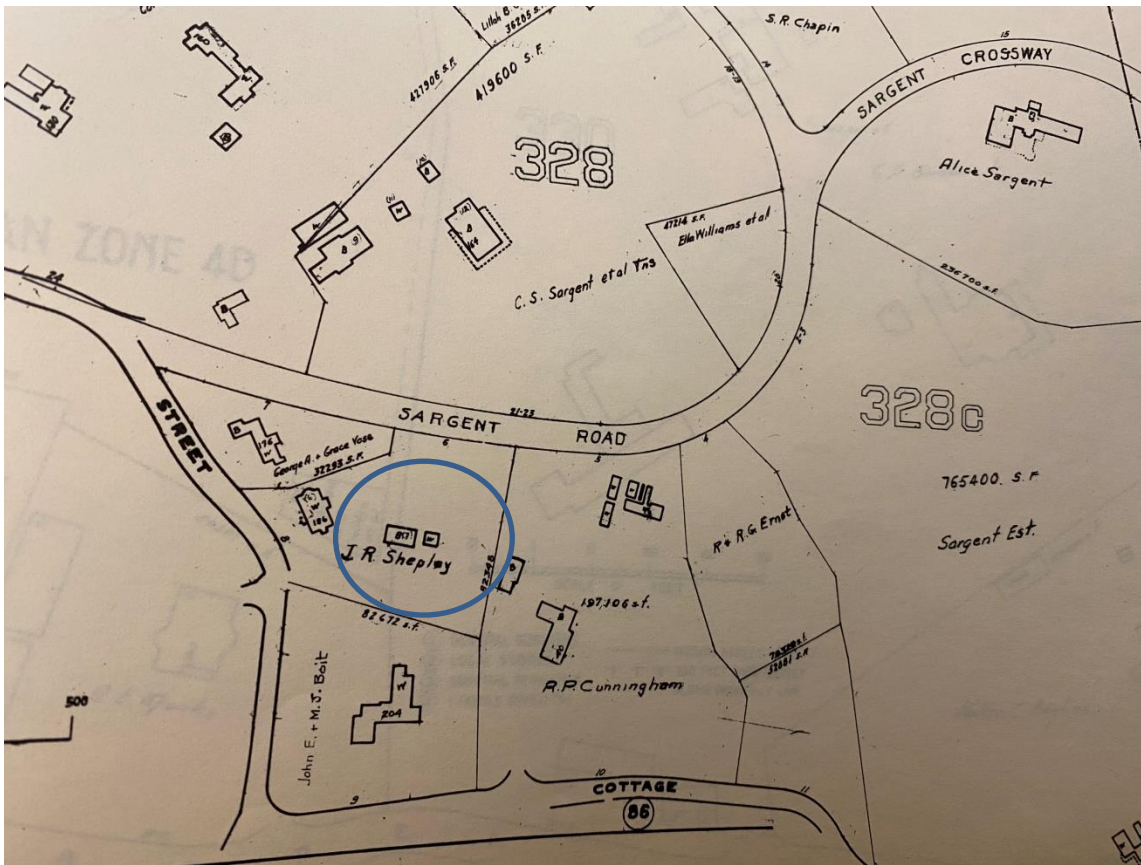
2003 photographs of left and right side elevations prior to renovations



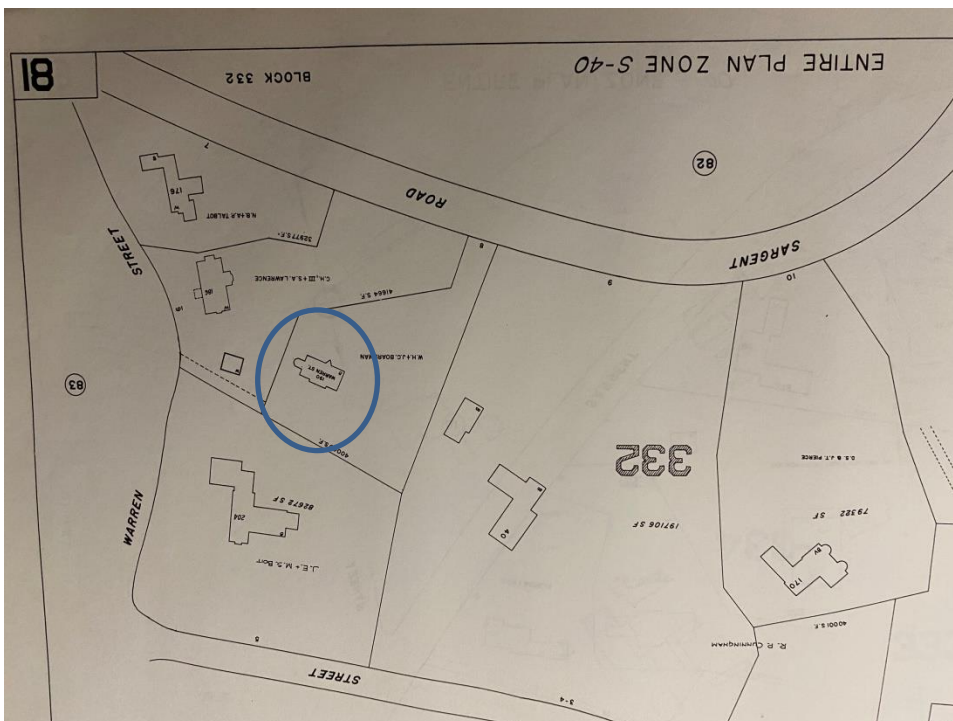
1874 Atlas



1893 Atlas



1930 Atlas



1976 Atlas